

Item #	Issue	References	Summary of Proposed Change	Staff Comment	Commission Decision	Yes	No	OTHER
1	Construction and Sales Trailers	5-500(A)	a. Sales trailers may be erected after preliminary plat approval. b. Requirement removed for sales trailers to be located on the same parcel.	a. There should be a nexus to construction activity. b. There should be an actual lot to sell as now record plat is required. c. Staff suggested language.	a. Should trailers be located on site? b. Should trailers be permitted after preliminary plat? c. Should trailers be permitted only “ <i>after the submission of the building/zoning permit for the first building shown on an approved site plan or construction plans and profiles?</i> ”	<input type="checkbox"/>	<input type="checkbox"/>	
2	Temporary Dwellings	5-500(B)	Modify draft to permit Zoning Administrator to extend permit in 6 month increments.	Staff suggested language.	a. Should the draft language be modified to permit the extension of the permit in 6 month increments?	<input type="checkbox"/>	<input type="checkbox"/>	
3	Temporary Special Events	5-500(C)	Clarify types of events exempted from temporary permits.	Staff suggested language.	a. Adopt proposed language b. Adopt staff’s recommended addition “Events of any size [or events of ten persons or more] which recur on the same property more than 19 times a year and/or more than 2 consecutive	<input type="checkbox"/>	<input type="checkbox"/>	

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					weekends in a month are not considered temporary special events and are regulated as principal uses as specified elsewhere in this ordinance.			
4	Bed and Breakfast Homestay	Section 5-601(A)	a. Permit indoor special events on 10+ acres. b. Outdoor special events Sec. 5-500(C) or Event Facility.	OK	Accept draft language?	<input type="checkbox"/>	<input type="checkbox"/>	
5	Bed and Breakfast Inn	Section 5-601(B)	a. Permit food service for transient guests and visitors. b. Permit indoor special events on 10+ acres. c. Outdoor special events Sec. 5-500(C) or Event Facility. d. Reduce min. acreage for small scale to 15 acres, increase max #rooms for medium and large scale . e. Measurement of noise at adj. residential structure.	OK	Accept draft language?	<input type="checkbox"/>	<input type="checkbox"/>	
6	Country Inn	Section 5-601(C)	a. Increase Restaurant max from 25%-49%.	OK	Accept draft language?	<input type="checkbox"/>	<input type="checkbox"/>	

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			b. Increase max FAR from .01 to .04. c. Noise measured at adjacent residential structure.			<input type="checkbox"/>	<input type="checkbox"/>	
7	Rural Retreat and Rural Resort	Section 5-601(D)	a. FAR increase from .02 to .04. b. Combine restaurant & banquet facilities and conference and training facilities to up to 50% of gfa rather than measuring separately.	OK	Accept draft language?	<input type="checkbox"/>	<input type="checkbox"/>	
8	Tenant House, Guest House, Accessory Dwelling Unit	5-602 5-612 5-613	a. Tenant dwelling requirement for income from farm removed. c. Tenant dwelling driveway permitted in buffer. d. Increase Guest House from 1,200 to 2,500 sf e. Remove Guest House 3 month stay limit. f. Accessory dwelling increase from 1,500 sf to 2,500 sf.	b. Allow conversion of tenant dwellings by SPEX? Staff concerned.	a. Remove Tenant House requirement for income to be from farm? b. Conversions by SPEX? c.Allow Tenant House driveway in buffer? d.Increase Guest House from 1,200 sq. ft. to 2,500 sf? e.Remove 3 month stay requirement for Guest House? f. Increase Accessory Dwelling from 1,500 sq. ft. to 2,500 sq. ft.?	<input type="checkbox"/>	<input type="checkbox"/>	

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				<u>Note:</u> Section 5-613(D) requires minimum lot size for accessory dwellings to be met.	g. Should requirement to meet minimum lot size for accessory dwellings be removed?	<input type="checkbox"/>	<input type="checkbox"/>	
9	Wayside Stand	Section 5-604	Increase maximum gross floor area for retail sales from 1,800 sq. ft. to 10,000 sq. ft. or .02 FAR, whichever is <u>greater</u>	Recommend or whichever is <u>less</u> as there could be a large bldg depending on lot size: 10 acres .02=8,712 sf 20 acres .02=17,424 sf 50 acres .02=43,560 sf 100 acres .02= 87,120 sf	a. Should the maximum gross floor area for retail sales be increased from 1,800 sq. ft. to 10,000 sq. ft. or .02 FAR whichever is <u>greater</u> ? b. Or whichever is <u>less</u> ?	<input type="checkbox"/>	<input type="checkbox"/>	
10	Commercial Nursery	Section 5-605	Delete requirement for location on state maintained road. Delete restriction for no direct access to arterials or major collectors.	Staff concern.	a.Delete requirement for location on state maintained road? b. Delete restriction for no access to arterials or major collectors?	<input type="checkbox"/>	<input type="checkbox"/>	
11	Material Recovery Facility Flex Industrial	5-607 5-608		Neither MRFs or Flex Industrial use are permitted in the AR Districts. Changes to these sections are beyond the scope of the Intent to Amend.	a. Keep proposed revision? b. Remove from consideration at this time?	<input type="checkbox"/>	<input type="checkbox"/>	
12	Child Care Facilities	5-609	Allow access to be “safe and clearly designated	OK	Accept draft language?	<input type="checkbox"/>	<input type="checkbox"/>	

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			access” rather than not permitted to cross travelways.					
13	Small Business	5-614	Add RR. Don’t allow Repair service or Contractors and contracting for small business in RR.	OK	Accept draft language?	<input type="checkbox"/>	<input type="checkbox"/>	
14	Utility Substation	5-616	Reduce minimum lot size from 3 acres to 1 acre.	OK	Accept draft language?	<input type="checkbox"/>	<input type="checkbox"/>	
15	Telecommunications	5-618	Monopole: Add RR Towers: Add RR to SPEX	OK	Accept draft language?	<input type="checkbox"/>	<input type="checkbox"/>	
16	Rural Corporate Agricultural Retreat	5-619	Delete reference to Agriculture.	Use is very similar to Conference and Training facility or Rural Retreat.	Should the amendments be Accepted Use be deleted Other	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
17	Manufactured Housing	5-620	Add RR	OK	Accept draft language?	<input type="checkbox"/>	<input type="checkbox"/>	
18	Public Utilities	5-621	Decrease minimum lot size from 1 acre to .5 acre.	OK	Accept draft language?	<input type="checkbox"/>	<input type="checkbox"/>	
19	Commercial Winery	5-625	Increase winetasting room from 20% to 49% of GFA. Increase FAR from .02 to .04.		Should maximum size of winetasting room be increased from 20% - 49% of gfa? Should FAR be increased?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	
20	Agriculture	Section 5-626	Setback for structure housing livestock 100’	OK	Accept draft language?	<input type="checkbox"/>	<input type="checkbox"/>	

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			unless adj. residential structure is more than 100 feet from prop.line. Reduce minimum acreage for agriculture from 3 acres to 2 acres.	Staff recommends 5 acre minimum.	Should minimum lot size: remain at 3 acres reduced to 2 acres increased to 5 acres	<input type="checkbox"/>	<input type="checkbox"/>	
21	Private/Neighborhood Stables & Equestrian Facilities	Section 5-627 Section 5-630 [Section 2-100, 2-200]	Draft removes reference to add'l regulations for stables and equestrian facilities.	a. If removed, only size restriction is 8% or 15% lot coverage. Issue: Section 1-209 still requires performance standards because it applies to the use category, not specific use. b. The same type of structure (e.g. barn) requires different setback depending on whether it is used for strictly agriculture, a use related to on-going agriculture (stable/equestrian facilities)	a. Should stables and equestrian facilities have add'l requirements? b. Should there be different setbacks for the same use i.e. barn depending on the use classification agriculture, related to agriculture and not directly related to agriculture?	<input type="checkbox"/>	<input type="checkbox"/>	
22	Animal Hospital	5-631	Add RR	OK	Accept draft language?	<input type="checkbox"/>	<input type="checkbox"/>	

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23	Agricultural Cultural Center	5-634	Increase FAR from .02 to .04	OK	Accept draft language?	<input type="checkbox"/>	<input type="checkbox"/>	
24	Cemetery, Mausoleum, Crematorium	5-637	Increase FAR from .02 to .04	OK	Accept draft language?	<input type="checkbox"/>	<input type="checkbox"/>	
25	Public Safety	5-638	Decrease minimum lot width from 3 acres to 2 acres	OK	Accept draft language?	<input type="checkbox"/>	<input type="checkbox"/>	
26	Religious Assembly	5-639	Increase FAR from .02 to .20 Decrease setbacks from 125', 175', 225' to 75' w/50' parking setback.	OK	Accept draft language?	<input type="checkbox"/>	<input type="checkbox"/>	
27	Conference and Training Centers	5-640	Increase FAR from .03 to .04 Measurement of noise at adjacent residential structure.	OK	Accept draft language?	<input type="checkbox"/>	<input type="checkbox"/>	
28	Banquet Facility	5-642	Reduces hours from 9-2AM to 9-12AM Add special events No. of trips permitted equals # permitted for residential development if built out.	Staff proposed changes	Access staff proposed change?	<input type="checkbox"/>	<input type="checkbox"/>	
29	Restaurant	5-643	Add exemption to minimum lot size and FAR for farm structures existing as of 1/7/03.	State code does not permit different regulations for old structures unless in historic district.	Exempt buildings from FAR and minimum lot size if existed prior to 1/6/03?	<input type="checkbox"/>	<input type="checkbox"/>	

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30	Camp, Boarding and Day	5-645	Revise table to increase # campers permitted for certain acreage. Delete table regarding maximum structure size.	OK. Make sure reads correctly regarding # cutoffs.	Accept draft language as clarified?	<input type="checkbox"/>	<input type="checkbox"/>	
31	Golf Course	5-648	Add RR	OK	Accept draft language?	<input type="checkbox"/>	<input type="checkbox"/>	
32	Antique Shop; Art Gallery or Studio; Craft Shop	5-650	Add RR	OK	Accept draft language?	<input type="checkbox"/>	<input type="checkbox"/>	
33	Exterior Lighting and Noise Standards for Specific Uses	5-652	Amends where noise measured from - from property line to adjacent residential structure.	May interfere with enjoyment of outdoor of adjacent property owners.	Accept draft language?	<input type="checkbox"/>	<input type="checkbox"/>	
34	Landscaping Standards	5-653	Increase lot size to screen from – 3 acres to 4 acres. Delete requirement to screen parking areas. Establish number of trees to include in screening.	Landscaping materials proposed would not effectively buffer	a. Increase lot size to screen from - 3 acres to 4 acres? b. Delete requirement to screen parking areas? c. Establish number of trees to include in screening?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
35	Road Access Standards	5-654	Amends table to eliminate minimum widths for unpaved and paved public roads.	Potential to create additional safety problems on an maintenance costs for county.	Accept draft language?	<input type="checkbox"/>	<input type="checkbox"/>	
36	Convent or Monastery	5-656	Increase FAR from .01 to .04	OK	Accept draft language?	<input type="checkbox"/>	<input type="checkbox"/>	
37	Stockpiling of Dirt	5-657	Remove reference to	OK	Accept draft language?	<input type="checkbox"/>	<input type="checkbox"/>	

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			conservation design & environmental overlays.					
38	Country Club	5-660	Add Country Club standards	OK	Accept draft language?	<input type="checkbox"/>	<input type="checkbox"/>	
40	Measurement of Sound			Adjacent property owner may not be able to enjoy outdoor activity on own property.	Should sound be measured at property line or adjacent residential structure?	<input type="checkbox"/>	<input type="checkbox"/>	